

Fill in this information to identify the case:

Debtor name Westborough SPE LLC

United States Bankruptcy Court for the: District of Massachusetts

Case number (If known): 23-40709 Chapter 7

Check if this is an amended filing

## Official Form 206Sum

### Summary of Assets and Liabilities for Non-Individuals

12/15

#### Part 1: Summary of Assets

1. **Schedule A/B: Assets—Real and Personal Property** (Official Form 206A/B)

1a. **Real property:**

Copy line 88 from *Schedule A/B*.....

\$ 7,942,000.00

1b. **Total personal property:**

Copy line 91A from *Schedule A/B*.....

\$ 1,293,646.83

1c. **Total of all property:**

Copy line 92 from *Schedule A/B*.....

\$ 9,357,503.43

#### Part 2: Summary of Liabilities

2. **Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*.....

\$ 918,314.60

3. **Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

3a. **Total claim amounts of priority unsecured claims:**

Copy the total claims from Part 1 from line 5a of *Schedule E/F*.....

\$ 0

3b. **Total amount of claims of nonpriority amount of unsecured claims:**

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*.....

+ \$ 497,188.83

4. **Total liabilities**.....  
Lines 2 + 3a + 3b

\$ 1,415,503.43

Fill in this information to identify the case:

Debtor name Westborough SPE LLC

United States Bankruptcy Court for the: District of Massachusetts  
(State)

Case number (If known): 23-40709 Chapter 7

Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets — Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

No. Go to Part 2.  
 Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor			Current value of debtor's interest
2. Cash on hand			\$ _____
3. Checking, savings, money market, or financial brokerage accounts (Identify all)			
Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	
3.1. _____	_____	_____	\$ _____
3.2. _____	_____	_____	\$ _____
4. Other cash equivalents (Identify all)			
4.1. _____	_____		\$ _____
4.2. _____	_____		\$ _____
5. Total of Part 1			\$ _____

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

Part 2: Deposits and prepayments

6. Does the debtor have any deposits or prepayments?

No. Go to Part 3.  
 Yes. Fill in the information below.

7. Deposits, including security deposits and utility deposits

Description, including name of holder of deposit

Description, including name of holder of deposit	Current value of debtor's interest
7.1. _____	\$ _____
7.2. _____	\$ _____

**8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**

Description, including name of holder of prepayment

8.1. \_\_\_\_\_ \$ \_\_\_\_\_  
8.2. \_\_\_\_\_ \$ \_\_\_\_\_**9. Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

\$ \_\_\_\_\_

**Part 3: Accounts receivable****10. Does the debtor have any accounts receivable?** No. Go to Part 4. Yes. Fill in the information below.**Current value of debtor's interest****11. Accounts receivable**

11a. 90 days old or less: \_\_\_\_\_ - face amount \_\_\_\_\_ = ..... → \$ \_\_\_\_\_

11b. Over 90 days old: \_\_\_\_\_ - face amount \_\_\_\_\_ = ..... → \$ \_\_\_\_\_

**12. Total of Part 3**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$ \_\_\_\_\_

**Part 4: Investments****13. Does the debtor own any investments?** No. Go to Part 5. Yes. Fill in the information below.**Valuation method used for current value****Current value of debtor's interest****14. Mutual funds or publicly traded stocks not included in Part 1**

Name of fund or stock:

14.1. \_\_\_\_\_ \$ \_\_\_\_\_  
14.2. \_\_\_\_\_ \$ \_\_\_\_\_**15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture**

Name of entity:

% of ownership:

15.1. \_\_\_\_\_ % \_\_\_\_\_ \$ \_\_\_\_\_  
15.2. \_\_\_\_\_ % \_\_\_\_\_ \$ \_\_\_\_\_**16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1**

Describe:

16.1. \_\_\_\_\_ \$ \_\_\_\_\_  
16.2. \_\_\_\_\_ \$ \_\_\_\_\_**17. Total of Part 4**

Add lines 14 through 16. Copy the total to line 83.

\$ \_\_\_\_\_

## Part 5: Inventory, excluding agriculture assets

## 18. Does the debtor own any inventory (excluding agriculture assets)?

 No. Go to Part 6. Yes. Fill in the information below.

General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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## 19. Raw materials

_____	MM / DD / YYYY	\$ _____	_____	\$ _____
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## 20. Work in progress

_____	MM / DD / YYYY	\$ _____	_____	\$ _____
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## 21. Finished goods, including goods held for resale

_____	MM / DD / YYYY	\$ _____	_____	\$ _____
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## 22. Other inventory or supplies

_____	MM / DD / YYYY	\$ _____	_____	\$ _____
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## 23. Total of Part 5

Add lines 19 through 22. Copy the total to line 84.

\$ _____
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## 24. Is any of the property listed in Part 5 perishable?

No  
 Yes

## 25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

No  
 Yes. Book value \_\_\_\_\_ Valuation method \_\_\_\_\_ Current value \_\_\_\_\_

## 26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

No  
 Yes

## Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

## 27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

 No. Go to Part 7. Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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## 28. Crops—either planted or harvested

_____	\$ _____	_____	\$ _____
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## 29. Farm animals Examples: Livestock, poultry, farm-raised fish

_____	\$ _____	_____	\$ _____
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## 30. Farm machinery and equipment (Other than titled motor vehicles)

_____	\$ _____	_____	\$ _____
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## 31. Farm and fishing supplies, chemicals, and feed

_____	\$ _____	_____	\$ _____
-------	----------	-------	----------

## 32. Other farming and fishing-related property not already listed in Part 6

_____	\$ _____	_____	\$ _____
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33. **Total of Part 6.**

Add lines 28 through 32. Copy the total to line 85.

\$ \_\_\_\_\_

34. **Is the debtor a member of an agricultural cooperative?** No Yes. Is any of the debtor's property stored at the cooperative? No Yes35. **Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?** No Yes. Book value \$ \_\_\_\_\_ Valuation method \_\_\_\_\_ Current value \$ \_\_\_\_\_36. **Is a depreciation schedule available for any of the property listed in Part 6?** No Yes37. **Has any of the property listed in Part 6 been appraised by a professional within the last year?** No Yes

## Part 7: Office furniture, fixtures, and equipment; and collectibles

38. **Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?** No. Go to Part 8. Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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39. **Office furniture**

\$ \_\_\_\_\_ \$ \_\_\_\_\_

40. **Office fixtures**

\$ \_\_\_\_\_ \$ \_\_\_\_\_

41. **Office equipment, including all computer equipment and communication systems equipment and software**

\$ \_\_\_\_\_ \$ \_\_\_\_\_

42. **Collectibles** Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

42.1 \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

42.2 \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

42.3 \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

43. **Total of Part 7.**

Add lines 39 through 42. Copy the total to line 86.

\$ \_\_\_\_\_

44. **Is a depreciation schedule available for any of the property listed in Part 7?** No Yes45. **Has any of the property listed in Part 7 been appraised by a professional within the last year?** No Yes

## Part 8: Machinery, equipment, and vehicles

## 46. Does the debtor own or lease any machinery, equipment, or vehicles?

 No. Go to Part 9. Yes. Fill in the information below.

General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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## 47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles

47.1 _____	\$ _____	_____	\$ _____
47.2 _____	\$ _____	_____	\$ _____
47.3 _____	\$ _____	_____	\$ _____
47.4 _____	\$ _____	_____	\$ _____

## 48. Watercraft, trailers, motors, and related accessories Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels

48.1 _____	\$ _____	_____	\$ _____
48.2 _____	\$ _____	_____	\$ _____

## 49. Aircraft and accessories

49.1 _____	\$ _____	_____	\$ _____
49.2 _____	\$ _____	_____	\$ _____

## 50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)

_____	\$ _____	_____	\$ _____
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## 51. Total of Part 8.

Add lines 47 through 50. Copy the total to line 87.

\$ \_\_\_\_\_

## 52. Is a depreciation schedule available for any of the property listed in Part 8?

No  
 Yes

## 53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

No  
 Yes

## Part 9: Real property

## 54. Does the debtor own or lease any real property?

 No. Go to Part 10. Yes. Fill in the information below.

## 55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1 Theater at 231 Turnpike Rd Westborough, MA 01581	Owner	\$ 2,082,000.00	RFP proposal highest bid	\$ 7,942,000.00
55.2 _____	_____	\$ _____	_____	\$ _____
55.3 _____	_____	\$ _____	_____	\$ _____
55.4 _____	_____	\$ _____	_____	\$ _____
55.5 _____	_____	\$ _____	_____	\$ _____
55.6 _____	_____	\$ _____	_____	\$ _____

## 56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$ 7,942,000.00

## 57. Is a depreciation schedule available for any of the property listed in Part 9?

 No  
 Yes

## 58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

 No  
 Yes

## Part 10: Intangibles and intellectual property

## 59. Does the debtor have any interests in intangibles or intellectual property?

 No. Go to Part 11.  
 Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. Patents, copyrights, trademarks, and trade secrets	\$ _____	_____	\$ _____
61. Internet domain names and websites	\$ _____	_____	\$ _____
62. Licenses, franchises, and royalties	\$ _____	_____	\$ _____
63. Customer lists, mailing lists, or other compilations	\$ _____	_____	\$ _____
64. Other intangibles, or intellectual property	\$ _____	_____	\$ _____
65. Goodwill	\$ _____	_____	\$ _____
66. Total of Part 10.			\$ _____

Add lines 60 through 65. Copy the total to line 89.

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?

No  
 Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

No  
 Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

No  
 Yes

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

No. Go to Part 12.  
 Yes. Fill in the information below.

Current value of  
debtor's interest

71. Notes receivable

Description (include name of obligor) Unclaimed Checking

Account with the California State Controller

\$1,293,646.83 — \$0  
= ➔ Total face amount doubtful or uncollectible amount

\$ 1,293,646.83

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

\_\_\_\_\_ Tax year \_\_\_\_\_  
\_\_\_\_\_ Tax year \_\_\_\_\_  
\_\_\_\_\_ Tax year \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_

73. Interests in insurance policies or annuities

\_\_\_\_\_ \$ \_\_\_\_\_

74. Causes of action against third parties (whether or not a lawsuit has been filed)

\_\_\_\_\_ \$ \_\_\_\_\_

Nature of claim \_\_\_\_\_

Amount requested \$ \_\_\_\_\_

75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims

\_\_\_\_\_ \$ \_\_\_\_\_

Nature of claim \_\_\_\_\_

Amount requested \$ \_\_\_\_\_

76. Trusts, equitable or future interests in property

\_\_\_\_\_ \$ \_\_\_\_\_

77. Other property of any kind not already listed Examples: Season tickets, country club membership

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

78. Total of Part 11.

Add lines 71 through 77. Copy the total to line 90.

\$ 1,293,646.83

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

No  
 Yes

## Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. Copy line 5, Part 1.	\$ 0 _____	
81. Deposits and prepayments. Copy line 9, Part 2.	\$ 0 _____	
82. Accounts receivable. Copy line 12, Part 3.	\$ 0 _____	
83. Investments. Copy line 17, Part 4.	\$ 0 _____	
84. Inventory. Copy line 23, Part 5.	\$ 0 _____	
85. Farming and fishing-related assets. Copy line 33, Part 6.	\$ 0 _____	
86. Office furniture, fixtures, and equipment; and collectibles. Copy line 43, Part 7.	\$ 0 _____	
87. Machinery, equipment, and vehicles. Copy line 51, Part 8.	\$ 0 _____	
88. Real property. Copy line 56, Part 9. . . . . →		\$ 7,942,000.00
89. Intangibles and intellectual property. Copy line 66, Part 10.	\$ 0 _____	
90. All other assets. Copy line 78, Part 11.	+ \$ 1,293,646.83	
91. Total. Add lines 80 through 90 for each column. 91a.	\$ 1,293,646.83	+ 91b. \$ 7,942,000.00
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92.		\$ 9,357,503.43

## Fill in this information to identify the case:

Debtor name Westborough SPE LLC  
 United States Bankruptcy Court for the: District of Massachusetts  
 (State)  
 Case number (If known): 23-40709

Check if this is an amended filing

## Official Form 206D

## Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

## 1. Do any creditors have claims secured by debtor's property?

No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.  
 Yes. Fill in all of the information below.

## Part 1: List Creditors Who Have Secured Claims

## 2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

## 2.1 Creditor's name

Town of Westborough

## Describe debtor's property that is subject to a lien

Theater at 231 Turnpike Rd Westborough, MA 01581

**Column A**  
**Amount of claim**  
 Do not deduct the value of collateral.

**Column B**  
**Value of collateral that supports this claim**

\$ 918,314.60\$ 9,357,503.43

## Creditor's mailing address

34 West Main Street  
Westborough, MA 01581

## Creditor's email address, if known

Iris Leahy AttyLeahy@outlook.com

## Describe the lien : Tax Lien

## Is the creditor an insider or related party?

No  
 Yes

## Is anyone else liable on this claim?

No  
 Yes. Fill out Schedule H: Codebtors (Official Form 206H).

## As of the petition filing date, the claim is:

Check all that apply.

Contingent  
 Unliquidated  
 Disputed

## 2.2 Creditor's name

## Describe debtor's property that is subject to a lien

\$ \_\_\_\_\_ \$ \_\_\_\_\_

## Creditor's mailing address

\_\_\_\_\_

## Describe the lien

## Is the creditor an insider or related party?

No  
 Yes

## Is anyone else liable on this claim?

No  
 Yes. Fill out Schedule H: Codebtors (Official Form 206H).

## As of the petition filing date, the claim is:

Check all that apply.

Contingent  
 Unliquidated  
 Disputed

## 3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$ 918,314.60

### Debtor

**Westborough SPE LLC**

Case number (if known) 23-40709

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity
N/A	Line 2. __	_____

Fill in this information to identify the case:

Debtor Westborough SPE LLCUnited States Bankruptcy Court for the: District of Massachusetts

(State)

Case number 23-40709  
(If known) Check if this is an amended filing**Official Form 206E/F****Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims****1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).**

No. Go to Part 2.  
 Yes. Go to line 2.

**2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.**

	Total claim	Priority amount
<b>2.1 Priority creditor's name and mailing address</b> Internal Revenue Service P.O. Box 7346 Philadelphia, PA 19101-7346	As of the petition filing date, the claim is: \$ <u>0</u> _____ \$ <u>0</u> _____ Check all that apply. <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
Date or dates debt was incurred 2018-2023	Basis for the claim: _____	
Last 4 digits of account number N/A	Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) ( <u>8</u> )		
<b>2.2 Priority creditor's name and mailing address</b> _____	As of the petition filing date, the claim is: \$ _____ \$ _____ Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
Date or dates debt was incurred _____	Basis for the claim: _____	
Last 4 digits of account number _____	Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) ( _____ )		
<b>2.3 Priority creditor's name and mailing address</b> _____	As of the petition filing date, the claim is: \$ _____ \$ _____ Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
Date or dates debt was incurred _____	Basis for the claim: _____	
Last 4 digits of account number _____	Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) ( _____ )		

## Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	<b>Nonpriority creditor's name and mailing address</b> Darin Clagg 24 Kobbs Korner Rd, Pine Bush, NY 12566	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Third-party payer of legal fees</u>
	Date or dates debt was incurred <u>2/21/23</u> Last 4 digits of account number <u>N/A</u>	<b>Is the claim subject to offset?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes
3.2	<b>Nonpriority creditor's name and mailing address</b> Ferris Development Group, LLC 118 Turnpike Rd., Ste. 300 Southborough, MA 01772	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Third-party payer of legal fees</u>
	Date or dates debt was incurred <u>4/3/23</u> Last 4 digits of account number <u>N/A</u>	<b>Is the claim subject to offset?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes
3.3	<b>Nonpriority creditor's name and mailing address</b> Nathanson & Goldberg, P.C., 183 State Street, 5th Floor Boston, MA 02109	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Legal fees</u>
	Date or dates debt was incurred <u>2/21/23 to 8/31/23</u> Last 4 digits of account number <u>2 5 9 9</u>	<b>Is the claim subject to offset?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes
3.4	<b>Nonpriority creditor's name and mailing address</b> Sherin and Lodgen LLP 101 Federal Street, 31st Floor Boston, MA 02110	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Legal fees</u>
	Date or dates debt was incurred <u>12/13/22 to 1/10/23</u> Last 4 digits of account number <u>6 8 8 2</u>	<b>Is the claim subject to offset?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes
3.5	<b>Nonpriority creditor's name and mailing address</b> The MobileStreet Trust 12 Cole Road Wayland, MA 01778	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>CAM Charges</u>
	Date or dates debt was incurred <u>2018-2023</u> Last 4 digits of account number <u>N/A</u>	<b>Is the claim subject to offset?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes
3.6	<b>Nonpriority creditor's name and mailing address</b> Babcock & Brown 1264 Rimer Drive Moraga, CA 94556	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> _____
	Date or dates debt was incurred <u>2018-2023</u> Last 4 digits of account number <u>N/A</u>	<b>Is the claim subject to offset?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes

## Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1. Stephen F. Gordon The Gordon Law Firm LLP River Place 57 River Street Wellesley, MA 02481	Line 3.3 and 3.5	N/A
	<input type="checkbox"/> Not listed. Explain _____	_____
4.2. _____	Line _____	_____
	<input type="checkbox"/> Not listed. Explain _____	_____
4.3. _____	Line _____	_____
	<input type="checkbox"/> Not listed. Explain _____	_____
4.4. _____	Line _____	_____
	<input type="checkbox"/> Not listed. Explain _____	_____
4.5. _____	Line _____	_____
	<input type="checkbox"/> Not listed. Explain _____	_____
4.6. _____	Line _____	_____
	<input type="checkbox"/> Not listed. Explain _____	_____
4.7. _____	Line _____	_____
	<input type="checkbox"/> Not listed. Explain _____	_____
4.8. _____	Line _____	_____
	<input type="checkbox"/> Not listed. Explain _____	_____
4.9. _____	Line _____	_____
	<input type="checkbox"/> Not listed. Explain _____	_____
4.10. _____	Line _____	_____
	<input type="checkbox"/> Not listed. Explain _____	_____
4.11. _____	Line _____	_____
	<input type="checkbox"/> Not listed. Explain _____	_____

## Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

## 5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5a. \$ 0

5b. Total claims from Part 2

5b. + \$ 497,188.83

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

5c.

\$ 497,188.83

Fill in this information to identify the case:

Debtor name Westborough SPE LLC

United States Bankruptcy Court for the: District of Massachusetts  
(State)

Case number (If known): 23-40709 Chapter 7

Check if this is an amended filing

## Official Form 206G

### Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.  
 Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1	State what the contract or lease is for and the nature of the debtor's interest	Offer to Purchase 231 Turnpike Road	Ferris Development Group, LLC 118 Turnpike Rd., Ste. 300 Southborough, MA 01772
	State the term remaining	N/A	
	List the contract number of any government contract	N/A	
2.2	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		
2.3	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		
2.4	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		
2.5	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		

Fill in this information to identify the case:

Debtor name Westborough SPE LLC

United States Bankruptcy Court for the: District of Massachusetts  
(State)

Case number (If known): 23-40709

Check if this is an amended filing

**Official Form 206H**

**Schedule H: Codebtors**

**12/15**

**Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.**

**1. Does the debtor have any codebtors?**

No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.  
 Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, *Schedules D-G*. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.**

<b>Column 1: Codebtor</b>		<b>Column 2: Creditor</b>	
<b>Name</b>	<b>Mailing address</b>	<b>Name</b>	<b>Check all schedules that apply:</b>
2.1	Street  City      State      ZIP Code		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.2	Street  City      State      ZIP Code		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.3	Street  City      State      ZIP Code		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.4	Street  City      State      ZIP Code		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.5	Street  City      State      ZIP Code		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.6	Street  City      State      ZIP Code		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G

Fill in this information to identify the case and this filing:

Debtor Name Westborough SPE LLC

United States Bankruptcy Court for the: District of Massachusetts

(State)

Case number (If known): 23-40709

Chapter 7

## Official Form 202

### Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

#### Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets–Real and Personal Property (Official Form 206A/B)*
- Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)*
- Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)*
- Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)*
- Schedule H: Codebtors (Official Form 206H)*
- Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)*
- Amended Schedule* \_\_\_\_\_
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)*
- Other document that requires a declaration* Statement of EIN Numbers

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 09/08/2032  
MM / DD / YYYY

X

Signature of individual signing on behalf of debtor

Lolonyon Akouete

Printed name

Manager

Position or relationship to debtor